



TOWN OF ENFIELD

September 28, 2009

Honorable Member
Enfield Town Council

Subject: SWORD AVENUE (# 51) – DISPOSAL OF TOWN-OWNED PROPERTY

Councilors:

Background:

The Town Manager's Office had previously received an inquiry from the resident at 49 Sword Avenue expressing interest to purchase the Town-owned lot at 51 Sword Avenue. The Town had taken possession of this property in 1990 by foreclosure. The parcel is approximately .152 acre in size. It is in a residential zone and flanked on two sides by single family homes. The vacant land behind it is owned by CL&P.

Town Staff has reviewed this matter and concluded that there was no public need to retain ownership. The Town Planner indicated that the Zoning Regulations would permit a small single-family home, provided the property was purchased by someone other than an abutting neighbor. If an abutter took title then the two lots would merge in accordance with the zoning regulations.

This past Spring, the Town Council forwarded this matter to the Planning & Zoning Commission as a Section 8-24 Referral. In response, on April

16th P&Z voted in favor of selling the parcel of Town-owned land located at 51 Sword Avenue.

Current Status:

In accordance with State Statute, the next step in this process is for the Town Council to conduct a public hearing. Once that hearing has been completed, the Town Council can determine whether to retain or sell the parcel. Disposal can be conducted by either public auction or sealed competitive bid under the auspices of the Finance Department.


Budget Impact:

Disposal of this parcel would return the property to the tax rolls. According to the Assessor's records, the parcel is currently appraised at \$45,600, with a 70% assessed value of \$31,920.

Recommendation:

It is recommended that the Town Council continue with the process to dispose of this property in accordance with State Statute. Attached is a resolution which would schedule a public hearing.

Respectfully Submitted,



Daniel T. Vindigni
Assistant Town Manager

Attachments

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Setting Public Hearing for the Sale of Town-Owned
Land on Sword Avenue**

WHEREAS, the Town of Enfield owns a parcel of land containing approximately .152 acres located on the southerly side of Sword Avenue, shown as Lot 0166 on Assessor's Map 034, commonly known as 51 Sword Avenue and particularly described in a Certificate of Foreclosure recorded in the Enfield Records at Volume 625, Page 301; and

WHEREAS, the Town of Enfield acquired this parcel through a summary tax foreclosure in 1990; and

WHEREAS, the Town has received inquiries with regard to the sale of this parcel; and

WHEREAS, Town Staff and the Town Council have reviewed this matter and have determined that there is no public need to retain municipal ownership of the land; and

WHEREAS, the Town Council, in accordance with Connecticut General Statutes §8-24, referred this matter to the Enfield Planning and Zoning Commission, which at its meeting of April 16, 2009 made a favorable recommendation to dispose of this parcel; and

WHEREAS, Connecticut General Statute §7-163c requires the legislative body of a municipality to conduct a public hearing prior to the sale, lease or transfer of real property owned by the municipality.

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council does hereby schedule a public hearing to be held on Monday, October 19, 2009 to begin at 6:50 PM in the Council Chambers of the Enfield Town Hall which is located at 820 Enfield Street, Enfield, Connecticut 06082 in order to receive public comment regarding the sale of the above-described parcel of land commonly known as 51 Sword Avenue.

Date Prepared: September 28, 2009

Prepared by: Daniel T. Vindigni, Assistant Town Manager